

## PIROVAC – KUĆA SA DVA STANA I BAZENOM U BOROVOJ ŠUMI,

### Pirovac, House



#### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
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Phone: +385 51 341 080  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	PIROVAC – KUĆA SA DVA STANA I BAZENOM U BOROVOJ ŠUMI
Property for:	Sale
House type:	detached
Property area:	100 m <sup>2</sup>
Lot Size:	160 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	2
Price:	290,000.00 €
Updated:	Oct 29, 2024

### Condition

Built:	1989
Last renovation:	2007

### Location

Country:	Croatia
State/Region/Province:	Šibensko-kninska županija
City:	Pirovac
City area:	Pirovac
ZIP code:	22213

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking spaces:	2
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## Description

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**PIROVAC - A HOUSE WITH TWO APARTMENTS AND A SWIMMING POOL IN THE PINE FOREST** Pirovac is a colorful place that nature endowed by placing it on the coast between the sea and the Vrana lake. It is located in a bay characterized by the unusual fact that the sea inside it is 4 degrees warmer than the average of the Adriatic Sea. This area is dominated by a mild climate that allows for beautiful, warm summers and mild winters. The coastline is characterized by its indentation with numerous coves where crystal clear stone and pebble beaches and islands are located in the archipelago of which the National Park "Kornati" is located. This is a place that will allow you to set out on your own to discover hidden beauties. Walks in beautiful nature, bicycle rides, engaging in sports and recreational activities, sailing, diving, learning about historical and cultural antiquities, Dalmatian specialties... there are numerous opportunities for a pleasant vacation and enjoyment. Not far (1500 meters) from the sea and the city center in a pine forest is this beautiful house consisting of two apartments. The house is furnished and is located in a pine forest with a pool of approx. 3.5x5.5m (18m<sup>2</sup>) and two parking spaces. The house has two separate floors of 50m<sup>2</sup> with the same layout (three rooms, kitchen and bathroom), and each floor has its own covered terrace of 15m<sup>2</sup>. Next to the house there is an auxiliary building (13m<sup>2</sup>), as well as two brick barbecues, an outdoor toilet and a shower. It was adapted in 2017. year (tin sheeting installed, lower floor adapted, swimming pool and auxiliary facility built) and is in very good condition. It is located 1.5 km from the sea in the middle of a beautiful pine forest, in a very quiet location and is simply a rest for the soul. The property is clean 1/1 and free of encumbrances, we have a Building Permit and a Certificate of Final Report from the Supervising Engineer, so an Occupancy Permit is not required. The lower floor is registered as a holiday home (4 stars) and has been rented for several years. Don't miss this opportunity. Contact us with confidence. Damir Varošaneć 00 385 99 73 53 07 Ante Goleš 00 385 99 222 30 54  
ID CODE: DA1000260

## Additional contact info

Reference Number: 673818  
Agency ref id: DA1000260